

*Please join us for*

# COCKTAILS OYSTERS

Saturday, October 3, 1970

5:30-7:30 pm

1331 University, Berkeley, CA 94723

Berkeley, California, 94710

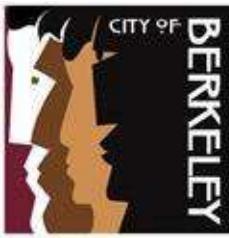
*John & Jennifer's  
1331 University, Berkeley, CA 94723*

RSVP [1331university@yahoogroups.com](mailto:1331university@yahoogroups.com)

Jen & Jim

Deepak,  
Stop by for  
a drink.  
By the way  
Jennifer is living  
with me.

*Jim*



Planning & Development Department  
Building & Safety Division  
**Housing Code Enforcement**

February 27, 2023

First Notice of Violation  
Initial Inspection Results  
APN: 059 234802101  
Case #: H2023-00126

LAURA WATERS/JAMES MASER  
1330 6TH ST # B  
BERKELEY, CA 94710-1404

Subject: **1330 SIXTH St A  
Berkeley, California**

Dear Owner(s):

Pursuant to the Berkeley Housing Code, BMC Chapter 19.40 the above subject building was inspected on February 08, 2023 and was determined to be in violation of the Berkeley Housing Code. Enclosed is a list of the violations identified during the inspection.

As owner of the property, you are responsible for repairing all identified violations. The City will allow a 30-day grace period at which time the repairs must be made and any building permits issued. A reinspection to determine compliance with this Notice has been scheduled.

**Date:** **Thursday, April 13, 2023**  
**Time Window:**  **AM = 9:00 am - 12:00 noon**  
 **PM = 12:30 pm - 4:00 pm**

I will arrive to conduct the scheduled inspection during the above time window. At that time, I will need to have access into the building and where applicable, the unit. You may contact me before 9:00am the day of the inspection for a narrower time window.

**Please note:** This letter is not a substitute for the requirements in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

Be advised there will be no charge for this reinspection if it is determined that all violations have been corrected. If they have not been corrected, you will be charged in accordance with the enclosed fee schedule.

Moreover, subsequent inspections will be conducted every 30 days for which you will be charged the appropriate inspection fee. If you do not complete the repairs required, you may be subject to filing of a Notice of Violation with the County. Therefore, we encourage you to complete the repairs and obtain any necessary permits prior to the scheduled inspection. Permits can be obtained at:

Permit Service Center  
1947 Center Street, 3rd floor  
Berkeley, CA 94704  
Phone: (510) 981-7500  
[www.berkeleyca.gov](http://www.berkeleyca.gov) (Search: Permit Service Center)

If you have any questions concerning this Notice, please contact me at (510) 981-5444.

Sincerely,



Frank Darling  
Housing Inspector

Enclosure(s)

cc: Tenant

**CITY OF BERKELEY**  
**Housing Code Enforcement**  
**1947 Center Street, 3rd floor**  
**Berkeley, CA 94704**  
**(510) 981-5444**

**Case Details**

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Of the original 19 violations, 0 have been cleared.

The remaining violations are:

1. Exterior [Entrance to building- concrete parking stop- potential trip hazard], \*, \*

There is a concrete parking stop that has been installed in the walkway/driveway at the entrance to the building that is being stepped over to enter the stairway which creates a potential tripping hazard. To correct, remove/repair area and eliminate the potential tripping hazard by creating an even surface to walk on without creating an abrupt sloped transition. BMC 19.40.020, CHAPTER 2, SEC. 201.3 BMC 19.40, CHAPTER 6, SEC. 601.1

2. Exterior [Common front door], Door, Privacy Lock - Missing

The entry door locks do not meet the minimum City of Berkeley Minimum Security standards. To correct, ensure that all entry door(s) to the unit have both a single cylinder deadlock or deadbolt which unlocks from the outside by a key and inside by a turnpiece, handle or knob and a dead locking latch which unlocks from the outside by a key and inside by a turnpiece, handle or knob. BMC 19.28, SEC. 1010.1.9, BMC 19.80.050A & BMC 19.40, SEC. 505.6

3. Interior [Unit -Electrical Subpanel -Unapproved installation/alterations- PERMIT REQUIRED], \*, \*

\*\*\*\*\*PERMIT REQUIRED\*\*\*\*\*  
The electrical subpanel has an unapproved installation/alterations- including the subpanel is missing labels, missing circuit breaker slot covers and was installed/replaced/ altered without a permit and approval. To correct, secure a permit and obtain a final approval by a Building Inspector or provide proof of already having done so. It is recommended that the housing report be included with the permit as part of the description. 19.28, SEC. 105 AND BMC 19.40, CHAPTER 3, SEC. 301

4. Interior [Entry -Around standpipe], Floor, Damaged

The finish floor is damaged. To correct, repair or replace finish floor and restore the moisture protection provided by the finish materials. BMC 19.40, SEC. 601.3

5. Interior [Closet- Forced air furnace and Electrical Wiring- Unapproved installation/alterations- PERMIT REQUIRED], \*, \*

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\*\*\*\*\*PERMIT REQUIRED\*\*\*\*\*

The forced air furnace has an unapproved installation/alterations- including the furnace gas connector penetrates the furnace housing; there is an exposed nonmetallic cable which goes to a light fixture and a junction box that is missing a faceplate; and the furnace and electrical wiring were installed/replaced/ altered without a permit and approval. To correct, obtain a permit and a final inspection approval from a building inspector, or provide proof of having done so. Note, this department recommends that PG&E also perform a safety check to ensure that the wall heater operates properly after the installation. It is recommended that the housing report be included with the permit as part of the description. BMC 19.28, SEC. 105 AND BMC 19.40, CHAPTER 3, SEC. 301

6. Interior [Closets - For Furnace & Water Heater Areas], Floor, Damaged

The finish floor is damaged. To correct, repair or replace finish floor and restore the moisture protection provided by the finish materials. BMC 19.40, SEC. 601.3

7. Interior [Closets - For Furnace & Water Heater Areas- Pest/Rodent Droppings], \*, \*

The closet has pest/rodent intrusion/droppings. During the inspection, pest/rodent droppings were observed. To correct, remove pest/rodent droppings, and patch/seal openings & penetrations to prevent pest/rodent intrusion. For more information regarding this subject please contact City of Berkeley Environmental Health. BMC 19.40.020, SEC. 201.3 & BMC 19.40, SEC. 505.7 BMC 19.40, SEC. 601.3

8. Interior [Closet- Tankless Water Heater and electrical wiring box/receptacle - unapproved installation/alterations- PERMIT REQUIRED], \*, \*

\*\*\*\*\*PERMIT REQUIRED\*\*\*\*\*

The tankless water heater and electrical wiring have an unapproved installation- including the sediment trap is missing; the bonding wire is missing; there is a damaged/ crushed dryer transition duct around water heater vent; there is an exposed nonmetallic cable wiring and the receptacle junction is missing a faceplate; there is a damaged/ crushed dryer transition duct around water heater at vent; and the water heater and electrical wiring were installed/ altered without permit and approval. To correct, obtain a permit and a final inspection approval from a building inspector or provide proof of having done so. Note, this department recommends that PG&E also perform a safety check to ensure that the water heater operates properly after the installation. It is recommended that the housing report be included with the permit as part of the description. BMC 19.34, SEC. 505.1 & BMC 19.40, SEC. 505.4

9. Interior [Middle Room Being Used for Sleeping - lacks emergency egress- lacks smoke/co alarms], \*, \*

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In the Unit, the middle room by the dining room is being used for sleeping purposes which lacks an emergency egress/window. Per the City of Berkeley Building Code every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way. To correct, either discontinue use and remove the bedding and restore the space to its approved legal use or obtain a building permit to legalize the use with a final approval by a Building Inspector or provide proof of previously having done so. BMC 19.28, SEC. 105 Chapter 2 AND BMC 19.40, CHAPTER 3, SEC. 301, Chapter 5

10. Kitchen [Drawer below sink does not fully open], Cabinet, Damaged

The kitchen cabinet is damaged. To correct, repair or replace kitchen cabinet and ensure door(s) and/or drawer(s) open and close properly. BMC 19.40, SEC. 601.3
11. Kitchen [Serving countertops; within 6 ft. of sink/under sink], Electrical Receptacle, GFCI - Missing

The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2
12. Bathroom, Shower/Tub Valves, Leaking

The shower/tub valve is leaking. To correct, repair or replace shower/tub valve(s) and ensure proper operation. If replacement is necessary, the owner or his/her representative is required to obtain a plumbing permit and a final inspection approval from a building inspector. BMC 19.40, SEC 505.4
13. Hallway [Immediate vicinity of bedroom], Alarm - Carbon Monoxide, Missing

The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
14. Hallway [Immediate vicinity of bedroom], Alarm - Smoke, Missing

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The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

15. Bedroom, Alarm - Smoke, Missing

The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

16. Exterior [West wall roof deck by bedroom], Wall, Damaged

The exterior walls are damaged. To correct, patch and paint walls. BMC 19.40, SEC. 601.3

17. Exterior [West wall roof deck by stairs by windows], Drain, Damaged

The exterior drainage piping is damaged. To correct, repair or replace plumbing drain and ensure proper operation. If replacement of pipes inside the walls is necessary, the owner or his/her representative is required to obtain a plumbing permit and a final approval from a building inspector. BMC 19.40, SEC. 505.4

18. Exterior [West wall loose siding by west rear stairs roof deck], Wall, Damaged

The exterior walls are damaged. To correct, patch and paint walls. BMC 19.40, SEC. 601.3

19. Exterior [West Roof Deck- pipe over walking surface- potential trip hazard], \*, \*

There is a pipe from the building/mechanical Unit appliance that extends over the roof deck walking surface which creates a potential tripping hazard. To correct, remove/repair area and eliminate the potential tripping hazard by creating an even surface to walk on without creating an abrupt sloped transition. If plumbing, mechanical, or structural repairs are needed a permit with a final approval by a building inspector is required. BMC 19.40.020, CHAPTER 2, SEC. 201.3 BMC 19.40, CHAPTER 6, SEC. 601.1